

CARMEL TECHNICAL ADVISORY COMMITTEE

January 17, 2007

Minutes

9:00 a.m.

Northview Christian Life Church

The applicant seeks the following approval for a lobby and parking lot expansion:

Docket No. 07010001 SUA Section 5.02 Special Use

The site is located at 5535 E. 131st St. and is zoned S-1/Residence.

Filed by Charlie Frankenger of Nelson & Frankenger.

Present for Petitioner: Charlie Frankenger, attorney, Nelson & Frankenger; William Cooper and Bob Moreland, S&B Construction; Greg Ilke, Crossroad Engineers; Bill Harris, Northview Christian Life Church.

Overview: Charlie Frankenger. The Northview Christian Life Church located at the southwest corner of 131st Street and Hazel Dell Parkway would like to amend its Special Use to provide for the construction of a 3100 square foot lobby area and storage beneath. Construction plans have been submitted.

Greg Hoyes, Hamilton County Surveyor's Office: Sent comment letter, will continue to review.

Matt Griffin, DOCS: No comment at this time.

Chuck Shupperd, Vectren Energy: Will need added square footage—using existing heat source? Petitioner states he will be adding more equipment—does not think it will affect the heating. Petitioner states he will be re-locating transformers from the courtyard and moving equipment to the roof of the new addition. Chuck Shupperd referred petitioner to a contact person at Vectren—existing meter should be big enough. Mark Frost will be contact person for the petitioner.

Shirley Hunter, Duke Energy: Duke has transformers on the site. Duke Energy looking at possibility of removing one of them—one serves the cellular telephone site. Need load request and form filled out for service request to move the transformers—there will be a fee for moving the transformers—will need a field meeting—petitioner to call Duke and set up.

Scott Brewer, Carmel Urban Forester: Sent second letter. Comments: No Kollarie Pears, evergreens not recommended for the parking lot, recommend some of the sidewalks and patios be porous pavers or porous concrete—would help with runoff.

Nick Redden, City of Carmel Engineering: Still reviewing plans—will send comment letter.

Gary Hoyt, Carmel Fire Dept: Continuing existing sprinkler system into the lobby area and storage area? Petitioner responded in the affirmative.

Ryan Hartman, Clay Township Regional Waste District: Not within service area.

Karyn Ryg, DOCS: Sent letter regarding bike parking—numbers not shown on the plans. There are approximately 221 vehicle parking spaces, therefore, 11 bicycle parking spaces required. These should be strategically located.

Angie Conn, DOCS: No additional comments.

Christine Barton Holmes, DOCS: No comments.

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9:15 a.m. Docket No. 06120004 Z: Armstrong Rezone

The applicant seeks to rezone X acres from S1/Residential to B3/Business. The site is located at the north east corner of Michigan Road (US 421) and W. 98th Street.
Filed by Paul Reis of Bose McKinney & Evans LLP for Armstrong Family Charitable Trust.

Present for Petitioner: Paul Reis, Bose McKinney & Evans.

Overview, Paul Reis: The project will be done in two stages, the rezone and the development plan—this is the 2.78-acre parcel. The footprint and design of the building have not yet been determined. The property is immediately south of the West Carmel Marketplace at Duke Realty and on the corner are five residential lots involved. The proposal extends down to the access road from the north, directly west of the Home Depot store. The thought is that the access will connect to 98th Street. The petitioner will return for Development Plan and ADLS—probably 45 days—assuming all goes well with the rezone. There are evidently some storm water/drainage issues that need to be addressed, otherwise, the petitioner will be looking at whether or not any improvement needs to be made to 98th Street from the access road over to US 421.

Greg Hoyes, Hamilton County Surveyor's Office: No objection to the rezone—does recall talking to Mr. Armstrong—will look into the drainage issue.

Matt Griffin, DOCS: No additional comments.

Chuck Shupperd, Vectren Energy: No comment.

Shirley Hunter, Duke Energy: Property is IPL jurisdiction.

Scott Brewer, Carmel Urban Forester: As well as drainage issues, there will be landscape buffer issues from proposed use to adjacent homes—will look at. Paul Reis said the lot to the east of the access road is too small for any kind of building—the suggestion at Plan Commission was to construct a heavily landscaped buffer between the business use and the adjacent homes.

Nick Redden, Carmel Engineering: Outside Carmel jurisdiction

Gary Hoyt, Carmel Fire Dept: No problems with the Rezone.

Ryan Hartman, Clay Township Regional Waste: No capacity issues—need to see plans

Karyn Ryg, DOCS: No comment

Angie Conn, DOCS: No comment

Christine Barton-Holmes: No comment

Matt Griffin, DOCS: Has the petitioner received any feedback from Hamilton County Highway—there should be something in place, knowing that Commerce Drive is going to connect all the way through—instinct says this will be a connector and there must be some sort of plan. Paul Reis said he had forgotten that Commerce would extend to 98th Street. Brian Cross is the site engineer—he might be sent to talk with the Hamilton County Highway. Matt Griffin said there would probably be extra right-of-way required.

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9:30 a.m. Docket No. 07010009 DP/ADLS: Sunrise of Carmel

The applicant seeks to construct a 4-story, 150,802 square foot independent and assisted living facility on 4.10 acres.

The site is located at the northeast corner of Old Meridian Street and US 31, and is zoned B6 within the US 31 Overlay.

Filed by Mary Solada of Bingham McHale LLP for Sunrise Development, Inc.

Present for Petitioner: Annemarie Varga, Planner with Bingham, McHale; Ashton Fritz and A.J. Fricke, Schneider Engineering.

Overview: Annemarie Varga: The proposal is for a 140 unit senior living facility, both assisted and independent living to be located at the point where US 31 and Old Meridian Street meet. The petitioner has appeared before the Board of Zoning Appeals for a variance for parking—the variance was approved. Along with the DP/ADLS request, two zoning waivers were requested, one for floor area ratio, and one for building setback. However, the latest plan has revised the building setback issue, therefore, the only waiver still needed is for floor area ratio.

Greg Hoyes, Hamilton County Surveyor's Office: Sent comment letter to Ashton with copy to Annemarie. There are issues with the drainage calcs—it might be more or less presentation issues, not so much design issues. Ashton can address and send revised calculations.

Matt Griffin, DOCS: No comments at this time.

Chuck Shupperd, Vectren Energy: Gas or electric? Petitioner has no idea. Chuck said that at some point, would need to know for meters. Chuck gave petitioner contact person for gas.

Shirley Hunter, Duke Energy: One building? Petitioner states there are two buildings—connected but separate, one for assisted living, one for independent. Shirley gave petitioner a service request form—will need the completed service request form, load information, and an auto-cad drawing of the site—can be sent to Shirley Hunter's email address and will forward.

Scott Brewer, Carmel Urban Forester: Received latest plans from Ashton on January 12—appear to be OK.

Nick Redden, Carmel Engineer's Office: Still have comments to get to petitioner; however, one the Engineer's Office supports one full access point and that should be aligned with the existing for Pinnacle Pointe—cannot guarantee full access in the future. Will send additional comments.

Gary Hoyt, Carmel Fire Dept: Submitted letter to Annemarie during TAC—there is still talk of an underground parking facility—approx. how many cars will that hold? Annemarie said the parking numbers 36 and would be under one building. If building is alarmed, CFD requests an enunciator panel at each main entrance location to each wing and also knocksbox at each main entrance to separate wings. Height of building? Petitioner unsure, will determine and send to Gary Hoyt. Gary Hoyt would like to set up meeting to discuss Fire Dept. connection and additional fire hydrants on site as well as location of fire hydrants.

Ryan Hartman, CTRWD, not in jurisdiction.

Karyn Ryg, DOCS: Sent letter stating requirement for 5 bicycle parking spaces located on site pursuant to standards in the Ordinance. Want to make sure that the sidewalks shown on the plans connect to the sidewalk/path that the City will be installing as part of the Meridian Road project. Petitioner needs to make sure that these connect—engineering has the plans on file.

Angie Conn, DOCS: No comment

Christine Barton-Holmes, DOCS: Building is within both US 31 and Old Meridian Overlays. EFIS and dryvit are not permitted materials on Old Meridian façade—needs to be replaced with some kind of siding or pre-cast material. Suggestion: Add additional porches on rear façade as well as ingress/egress and connections to the sidewalk that runs to the rear of the building.

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9:45 a.m. **Docket No. 07010010 TAC: Copeland Building at the Village of West Clay**
The applicant seeks to construct a three-story, 6,000-square foot office building, with a 2-car garage.
The site is located on the intersection of Broad Street and Broughton Street, and is zoned PUD.
Filed by Brandon Burke of Schneider Corporation for the Platinum Group, LLC

Present for Petitioner: Kevin Krulek, Brenwick Development; Brandon Burke, Schneider Engineering; John Mosele, John Mosele Architects.

Overview, Brandon Burke: Property is located in section 3004, Block “D” on the northwest corner of Broad and Braten Streets within the Village of West Clay. To the west of Broad Street is the Trustee’s Hall (HOA building.) The proposed Copeland Building is 3 stories, 6,000 square feet, approximately 2,000 square feet per floor with garages that can be accessed through the rear parking lot. The building will be sprinklered, and will have an elevator. The entrance will extend into the parking lot at the rear for access for the tenants. The proposal includes increasing the angle parking along Broad Street.

John Mosele, Architect, displayed the elevation of the building facing west—the building will be constructed of cut limestone and brick. The brick and stone will be included in the other elevations as well. Ultimately, there will be another building abutting the proposed building.

Greg Hoyes, Hamilton County Surveyor’s Office: Sent Brandon Burke a letter regarding needed permits and change in the parking—will follow the same procedures as previously.

Matt Griffin, DOCS: No comment

Chuck Shupperd, Vectren Energy: Using gas? Petitioner responded in the affirmative. Chuck gave Brandon the sheet for the contact person.

Shirley Hunter, Duke Energy: Building to require 3-phase power? Petitioner unsure. Shirley said it would be tricky getting power to this building. Request CAD drawing and service request—will send the form. No residential units in the building—all commercial—three floors, three separate entities--probably separately metered. Shirley Hunter requested the electrician contact Duke Energy.

Scott Brewer, City Urban Forester: There are two standard planting beds in front of the building—trees within are not labeled The detail of bed says they are 19 feet wide—the plan says they are 5X12—do not match. Petitioner states they are 5X12.

Nick Redden, Carmel Engineering: Is the petitioner being required to add parking spaces along Broad Street? Petitioner states no requirement, however current tenants say there is not enough parking in the front of the building. Also, parallel parking may not be the safest option—would rather see angle parking. Petitioner is adding 6 angle spaces for a total of 13 spaces. Nick Redden will send remainder of comments.

Gary Hoyt, Carmel Fire Dept: Request meeting to discuss fire connection on building. Basement? Petitioner states no basement. Fire Dept requests knocksbox and fire connection caps for sprinkler Siamese.

Ryan Hartman, CTRWD: Sent Brandon Burke comment letter. Only question is with the metering—three separate water meters? Petitioner unsure, but will check with client. Will the sprinkler system be separately metered? Again, petitioner is unsure but will get with client.

Karyn Ryg, DOCS: No comment

Angie Conn, DOCS: No comment

Christine Barton-Holmes: Requested copy of elevations

Address? Petitioner referred to Bill Akers at Communications Center

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10:00 a.m. Applegate Condominiums -- TABLED TO FEBRUARY TAC

The petitioner seeks a special use approval and multiple development standards variance approvals for 12 condominium units.

(Docket Nos. are forthcoming.) The site is located at 130 2nd St. NW, and is zoned R-4/Residence within the Old Town Overlay – Character Subarea.

Filed by Thomas Lazzara for On Track Properties, Inc.

Present for Petitioner: David Barker, attorney; and Tom Lazzara. When the site plans are completed, they will be submitted and the project will be re-scheduled for TAC review.

Overall Concept: Tom Lazzara reiterated that the site plans have not yet been finalized. The parcel is opposite Bub's restaurant, two blocks north, approx. one-half acre parcel, across from

the Monon,. The proposal provides for a 12-unit condominium facing the Monon Trail. The units are “flats,” average 1500 to 1600 square feet, with elevators. The units will be marketed to older people, empty nesters, grandparents, perhaps only here in the summer. All units will have a direct view of the Monon and patios—probably one car per living unit. The building is three stories, 4 units per floor, total of 12 units, there are 10 garages behind, two inside—parking on both sides of the street—corner parcel—will seek variance for street parking--similar to parking on Main Street, and variance for lot coverage—there will be some domino effect.

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10:15 a.m. Docket No. 06100023 Z: 2555 W 131st Street

The applicant seeks a change in zoning from S1 to R2.

The site is located at 2555 W 131st Street and is zoned S1.

Filed by E. Davis Coots of Coots, Henke, & Wheeler PC for Adams and Marshall.

Present for Petitioner: Pete Adams, Adams & Marshall; Gordan Kritz, Engineer, Stoeppelwerth & Assoc.

Overview: The property is 32.45 acres from 126th to 131st Streets adjacent to Towne Road. The plan provides for 70 total lots, 60 feet wide; each lot on 2.1 acres. The plan includes 10.2 acres of open space—31%. There are a number of old Oak trees on site and this is being left as a park. The Brindle ditch/drain runs through the site and this is being treated as a park area. Currently, one end of the property is a cornfield, the other end on 126th Street will include a park. There are a number of mature trees on site, big, beautiful Oaks, and every effort is being made to preserve those trees. The project will be named “Trillium.”

Greg Hoyes, Hamilton County Surveyor’s Office: No issues with the rezone. Petitioner needs to keep working with Brenwick Development because they are to start reconstructing the drain through the area. Petitioner said he has spoken with Bruce Tramm and sent him a file of where they need the crossing to go. The petitioner is also working with George Sweet on another project in another location—this situation has been discussed.

Matt Griffin, DOCS: Matt said he has spoken with Dave Coots several times about the rezone; at this time, there are no additional comments. It looks as if the petitioner intends to get the rezone and sort of commit to a design so that when the petitioner returns at the primary plat stage, it will go more smoothly and the Plan Commission and Council would be aware of the proposal. If this is still the plan, the Dept. needs to see engineered drawings, drainage calcs, all those things in advance of the Plan Commission so that the Dept can have feedback. Right now, all the Dept has is the site plan—the petitioner needs to generate the technical data. The Dept will need to see an east/west connection—there is a stub street in a section of the VOWC that stubs to the petitioner’s property. The petitioner responded that he did not see any right-of-way stub and had spoken with Bruce who said it was a private street. Matt Griffin challenged the “private street” and said the stub would probably be a requirement from Engineering and supported by the Dept—the City would like to see cross-connectivity between the projects. Brenwick had a preliminary design of the parcel with the segment of street on it, but they say it is not “finalized.” Mr. Coots knows the history of the site, and the petitioner should be aware of how the last application for rezone went. The issues and conversations are known.

Matt stated further that the street is not on the City Thoroughfare Plan—the connectivity is required in terms of function—it may not have to retain that sort of streetscape—it would not be

a bike path. Matt is to send a formal letter of review to petitioner in terms of the design the petitioner should be shooting for.

Chuck Shupperd, Vectren Energy: No comments on the rezone.

Shirley Hunter, Duke Energy: No objection to the rezone

Scott Brewer, City Forester: The tree work on this site has already been done and seen as the “Fortune Property.” Vine & Branch did a tree inventory and probably has a record—the petitioner will need a tree inventory. Scott would like to see drawings—would definitely like to see a great number of old Oaks preserved.

Nick Redden, Carmel Engineering: Did not receive any plans—will provide comments when plans are received and reviewed.

Gary Hoyt, Carmel Fire Dept: Also did not receive plans—will withhold comments until engineered drawings are received showing the street with fire hydrant placement, turning radius, etc.

Ryan Hartman, CTRWD: Has not received any materials

Karyn Ryg, DOCS: No comments at this time

Angie Conn, DOCS: No comment

Christine Bartin-Holmes, DOCS: Since the project is a maintained life-style community, will it be age restricted? Petitioner responded in the negative. The Dept is working on draft design guidelines for residential—even though it is still in draft stage, the Dept will ask to see some of the elements in the form of commitments. Christine will email draft guidelines to the petitioner.

Note of Interest: The petitioner said that “Trillium” is a lily and it grows wild on the site.

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